K 3399

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)---------- ---------- *DOLLARS* cash in hand to us paid by Herbert S. Sutton and wife, Mamie Smith Sutton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Charles A. Hostettler and wife, Christine Dobbs Hostettler, *have bargained and sold, and by these presents do transfer and convey unto the said* Herbert S. Sutton and wife, Mamie Smith Sutton, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 742 on the Plan of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for said County.

Said Lot No. 742 fronts 130.2 feet on the easterly side of Bresslyn Road, and runs back between lines, 302.5 feet on the northerly line and 330.1 feet on the southerly line, to a dead line in the rear on which it measures 194.9 feet.

Being the same property conveyed to Charles A. Hostettler and wife, Christine Dobbs Hostettler, by deed from West Meade Farms, Inc., as of record in Book 3135, page 40, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2310, page 513, as amended by instrument of record in Book 2311, page 221, Register's Office for Davidson County, Tennessee; to a 75-foot set-back line from Bresslyn Road, a 10-foot easement along the easterly rear line of the lot for public utilities, and an anchor easement 20x20 feet on Bresslyn Road at both front corners of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert S. Sutton and wife, Mamie Smith Sutton, their *heirs and assigns, forever.*

And we *do covenant with the said* Herbert S. Sutton and wife, Mamie Smith Smith Sutton, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by 1962 taxes which are prorated and assumed.

And we, Charles A. Hostettler and wife, Christine Dobbs Hostettler, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herbert S. Sutton and wife, Mamie Smith Sutton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 1st *day of* June, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Hostettler

Christine Dobbs Hostettler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O B Hofstetter, *a Notary Public in and for said County and State,* Charles A. Hostettler and wife, Christine Dobbs Hostettler,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* June, 1962.

O B Hofstetter *Notary Public*

Commission expires 7-20-65

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